

ADDITIONAL INFORMATION
Re: **Item #3B** – 2014-CUP-018 - Sept. 16th PC Meeting

The following are the minutes from:

CITY OF ST. GEORGE

PLANNING STAFF REVIEW

WASHINGTON COUNTY, UTAH

September 09, 2014

ITEM 3 9:10 AM

Applicant: Chris Potter

Location: 278 N 100 W

Request: CUP – Vacation Rental

Bob – you are on the agenda for Planning Commission on September 16. This used to be a bed and breakfast

Chris – there are 3 stalls at the south of the building and there's a driveway that can park about 4

Bob – there has to be one per room plus parking for the manager. How many are you looking at?

Chris – probably six

Bob – you have enough off street parking for it

Chris – renting the entire house out nightly is a real challenge. There's no yard and there is limited common area. There are long term and short term rentals in the area. It's amazing how many nightly rentals are out there.

Bob – so you want to rent out by the room or by the house?

Chris – I go back and forth.

Bob – you would need an onsite manager to do room by room

Chris – my office is nearby so I could section it off by suites and use keypad lots

Victoria – code requires an onsite manager so you would need approval to not have it

Bob – they are approved for a bed and breakfast

Victoria – that also requires an onsite manager

Bob – you need to decide exactly what you want because it's on the agenda for Planning Commission

Chris – ultimately I see it as a dentist's office

Wes – your parking would be different then

Bob – he would still be limited in size. He does have the three parking stalls and then the circular drive

Chris – the entrance at Diagonal, I thought about retaining it and get more parking there. What would the difference be between a hotel and a vacation rental?

Bob – the hotel has an onsite manager

Victoria – you would have to look at the code as far as linens and cleaning

Chris – that wouldn't make sense then. A vacation rental seems to make the most sense

Victoria – so what is your request for Planning Commission?

Bob – vacation rental and then a fall back for light commercial

Victoria – so we're asking Planning Commission for two different uses?

Bob – correct

Victoria – there are daily requirements for hotels as well as sprinklers and such

Kevin – if it's a bed and breakfast you don't have to have sprinklers

Bob – planning commission starts at 5:00 pm so you should be there right at 5:00

HUGHES, THOMPSON, RANDALL & MELLEN

ATTORNEYS AT LAW
187 NORTH 100 WEST
ST. GEORGE, UTAH 84770

MICHAEL D. HUGHES
RONALD W. THOMPSON±
AARON D. RANDALL*
RICK C. MELLEN

± Of Counsel

*Also admitted in California (Inactive) & Nevada

(435) 673-4892/674-2244
FAX # (435) 673-2774

Attorney's E-mail:
aaron@htrmlaw.com
mdhughes@htrmlaw.com
Secretary's E-mail:
janet@htrmlaw.com

September 11, 2014

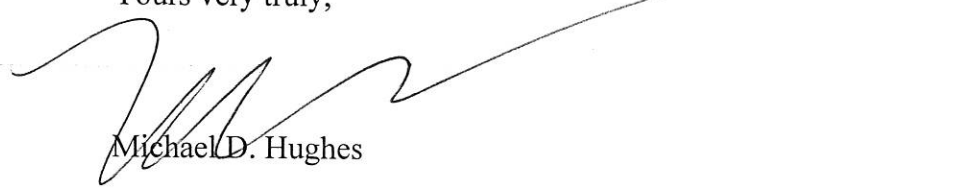
RECEIVED
SEP 16 2014
BY: RS

Ray Snyder
City of St. George
175 East 200 North
St. George, Utah 84770

Dear Ray:

Thank you for your letter of September 4, 2014, a copy of which is enclosed herein. As far as operating these premises as a vacation rental, as a land owner at 187 North 100 West I have no objection. My objection historically to the use of this building has been as either a drug rehabilitation or treatment center. As to that particular use, I remain opposed as to my knowledge every other neighbor in the neighborhood. If it is operated purely as a vacation rental, then I have no opposition.

Yours very truly,


Michael D. Hughes

MDH/jm
Encl: